



NORTHEAST TEST CONSULTANTS

ASBESTOS MATERIALS ASSESSMENT

at

RESIDENTIAL STRUCTURE
75 WESTMINSTER AVENUE
PORTLAND, MAINE

NTC JOB #13928-2013

Prepared by:

NORTHEAST TEST CONSULTANTS
587 SPRING STREET
WESTBROOK, ME 04092

Prepared for:

Tim Halpin
Risbara Brothers Construction Co.
P.O. Box 485
Scarborough, ME 04074-0485

December 12, 2013



December 12, 2013

Mr. Tim Halpin
Risbara Brothers Construction Co.
P.O. Box 485
Scarborough, ME 04074-0485

RE: Asbestos Materials Inspection
75 Westminster Avenue, Portland, Maine
NTC Job #13928-2013

Mr. Halpin,

Northeast Test Consultants has completed the Asbestos Materials Inspection for the vacant residential structure located at 75 Westminster Avenue, Portland, Maine.

PURPOSE

The purpose of this assessment was to characterize current environmental conditions for the presence of asbestos containing building materials (ACBM's) that would need to be addressed prior to demolition actions.

PROCEDURES

On December 2, 2013 a representative of *Northeast Test Consultants* was on-site at the subject property to perform survey and inspection work.

This assessment comprised of evaluating the interior and exterior of the structure including the roof.

No formal analytical testing for other specific items or chemicals was requested nor part of the scope of services provided.

Any conclusions contained herein are limited by the scope of work performed; no warranty, expressed or implied, is indicated as to any subsurface conditions not specifically noted within this report. All reasonable and customary assessment procedures and explorations for determination of the potential for multiple floor layering and possible hidden materials were performed during the course of this assessment activity, short of performing minor demolition.

The asbestos materials assessment consisted of a visual evaluation and sample collection of suspect asbestos materials encountered by accredited and certified ME DEP asbestos inspector, Stacy Towne, ME DEP #AI-642.

The collection of suspect asbestos containing building materials was performed in accordance with the *State of Maine Department of Environmental Protection's Asbestos Management Regulations*, Chapter 425, Section 6, Inspection Requirements.

State of Maine Department of Environmental Protection's Asbestos Management Regulations, Chapter 425, effective date 4-3-2011, requires analysis of collected samples as follows:

- A. Surfacing materials and thermal system insulation and cementitious materials shall be analyzed using the PLM-EPA 600/R-93/116 visual estimation method (1993).
- B. Non-friable Organically Bound materials (NOB's), including but not limited to floor tiles, asphalt shingles, caulking, glazing, mastics, coatings, sealants, adhesives and glues shall be analyzed using PLM NOB-EPA 600/R-93/116 with gravimetric preparation method.

Point counting of any samples with asbestos content less than 10% was automatically performed.

Bulk sample groups were analyzed until a positive result was obtained or all samples in the group had been analyzed. The *State of Maine* DEP does not require any re-analysis of materials if the sample result is less than 1% by the above PLM Visual and/or PLM NOB methods.

ASBESTOS INSPECTION & SAMPLING

A walkthrough was performed in all accessible areas of the structure, including the roof; sampling was performed of all suspect asbestos containing materials as encountered.

This inspection was performed in accordance with all reasonable and customary assessment procedures and explorations for the determination of the potential for multiple floor layering and possible hidden materials, short of performing minor demolition to dismantle/deconstruct building components/systems.

Bulk samples of suspect materials collected consisted of the following materials:

Roofing Shingles
Rolled Roofing
Roofing Vapor Paper
Window Glazing

*Ceiling Texturing
Sheetrock/Drywall
Joint Compound
Resilient Floor Sheeting
Floor Mastic*

The following number of samples were collected and analyzed during this assessment:

<u>Analysis Type</u>	<u>Collected</u>	<u>Analyzed</u>
PLM-Visual	24	35
PLM-NOB	12	12

Asbestos was detected in the following materials:

Kitchen, 1 st Floor, Joint Compound	Sample B-1b	PC 1.7% Chrysotile Asbestos
1 st Floor Bedroom, Joint Compound	Sample B-2b	PC 1.5% Chrysotile Asbestos

Refer to the attached analytical data sheets for reference.

Limitations

Any conclusions contained herein are limited by the scope of work performed; no warranty, expressed or implied, is indicated as to any subsurface conditions not specifically noted within this report.

Explanation of Analysis Methods

The collected samples were analyzed utilizing Polarized Light Microscopy (PLM) as PLM– EPA 600/R-93/116 Visual Estimation Method (1993) and PLM NOB–EPA 600/R-93/116 with Gravimetric Preparation Method.

PLM is a US EPA accepted screening method for asbestos in bulks. This analytical method readily identifies asbestos content quantitatively. However, it can fail in samples where asbestos fibers are very fine or obscured by a tightly binding matrix system, for this reason PLM NOB methods is utilized for these types of materials.

PLM methods are compiled from standard techniques used in mineralogy and standard laboratory procedures used for asbestos bulk sample analysis. These techniques have been successfully applied to the analysis of US EPA Bulk Sample Analysis Quality Assurance Program since 1982.

Some of the bulk samples analyzed did require assessment by Point Counting techniques, as the asbestos amounts detected were less than 10% by volume. The Point Counting technique produces very accurate quantitative data when the material is homogeneous and has a uniform thickness. Point Counting is recommended by the US EPA to determine the amount of asbestos in bulk samples, and is also recommended by the Asbestos Hazard Emergency Response Act (AHERA) regulations.

RECOMMENDATIONS

The asbestos containing **Joint Compound** materials found at the site on the 1st Floor consist of a *friable* material.

Friable materials can be crumbled by hand pressure and readily release asbestos fibers when impacted. Comparatively, *non-friable* materials do not crumble under hand pressure and do not readily release asbestos fibers to the surrounding atmosphere.

Materials containing equal to or greater than 1% of asbestos are a regulated material under the requirements of OSHA 29 CFR 1910.1001 and 29 CFR 1926.1101, US EPA, and ME DEP.

The asbestos containing **Joint Compound** materials detected at the site are utilized as nail and seam filler only and as such are not specifically regulated by the US EPA and ME DEP as a Regulated Asbestos Containing Materials (RACM) as the combination of the joint compound and sheetrock would be less than 1 percent (<1%) asbestos content by volume for the total component.

No special actions would be required for demolition by large equipment and demolition waste could go to any landfill licensed to accept construction and demolition debris.

However, in any case, this asbestos containing material is always subject to OSHA regulations for impact/handling. So if any direct impact by employees other than by large equipment occurs, then the requirements outlined in *OSHA* 29 CFR Part 1926.1101, Asbestos in Construction, would apply.

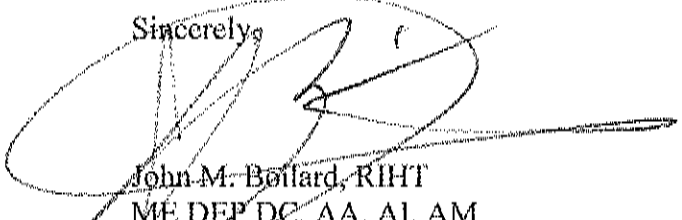
Please review the attached asbestos analytical results for the collected bulk samples and marked drawings for all sampling conducted.

Also attached to this report is a partially completed ME DEP Asbestos Demolition Notification Form (BDNF) which needs to be completed and faxed to the ME DEP whether asbestos was present or not.

This BDNF form will also be needed for obtaining a demolition permit from the local municipality.

Should you have any questions about this inspection action, please feel free to give me a call.

Sincerely,



John M. Bonnard, RIHT
ME DEP DC, AA, AI, AM
Operations Manager

Attachments

ASBESTOS BULK RESULTS


Sample Date: 12/02/2013
 NTC Job #13928-2013

Client: Risbara Bros. Construction
P.O. Box 485
Scarborough, Maine

Location: 75 Westminster Avenue
Portland, Maine

This report only refers to the sample analyzed and is not necessarily derivative of the quality or condition of equally identical or similar products. This report is submitted and approved for the use of the client to whom it is addressed. It is not to be used, in part or in whole, in any advertising without prior written authorization from NTC. Sample types, locations and collection protocols are based upon the information provided by the persons submitting them and, unless collected by NTC personnel, we explicitly disclaim any knowledge and liability for the accuracy of this data. All rights reserved by Northeast Test Consultants, Westbrook, Maine. This analytical report is provided by NTC and does not indicate endorsement by NVLAP or any agency of the U.S. Government.

Sample #	Lab #	Location / Description	% & Type of Asbestos	% & Type Fibrous Material	% Non-Fibrous Material
B-1a	B- 3337002a	Sheetrock, Kitchen, Base of Wall	None Detected	20% Cellulose	80.0%
B-1b	B- 3337002b	Off-White Joint Compound from Sheet Rock, Kitchen	PC 1.7% Chrysotile	None Detected	PC 98.3%
B-2a	B- 3337003a	Sheetrock, Back Corner Bedroom, Outside Wall	None Detected	20% Cellulose	80.0%
B-2b	B- 3337003b	Tan Joint Compound from Sheet Rock, Corner Bedroom	PC 1.5% Chrysotile	None Detected	PC 98.5%
B-3	B- 3337004	Sheetrock, Downstairs Closet	None Detected	3% Cellulose	97.0%
B-4a	B- 3337005a	1st Floor Bathroom, Sheet Flooring, Gray/White Pattern	None Detected	25% Cellulose	75.0%
B-4b	B- 3337005b	1st Floor Bathroom, Yellow Mastic Under Sheet Flooring	None Detected	None Detected	100.0%
B-5a	B- 3337006a	1st Floor Bathroom, Sheet Flooring, Gray/White Pattern	None Detected	2% Cellulose	98.0%
B-5b	B- 3337006b	1st Floor Bathroom, Yellow Mastic Under Sheet Flooring	None Detected	None Detected	100.0%
B-6	B- 3337007	1st Floor Bathroom, Sheet Flooring, Gray/White Pattern	None Detected	25% Cellulose	75.0%
B-7a	B- 3337008a	1st Floor Kitchen, Sheet Flooring, Tan, Square Pattern	None Detected	None Detected	100.0%

Sampled by: S. Towne
 Approved by: Stephen R. Broadhead
 Initial 

Lab: IATL(NVLAP# 101165-01)Analysis Meth: PLM-EPA600/R-93/116 and/or PLM NOB-EPA600/R-93/116w/Gravimetric Prep

ASBESTOS BULK RESULTS


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NTC Job #13928-2013

Client: Risbara Bros. Construction
P.O. Box 485
Scarborough, Maine

Location: 75 Westminster Avenue
Portland, Maine

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Sample #	Lab #	Location / Description	% & Type of Asbestos	% & Type Fibrous Material	% Non-Fibrous Material
B-7b	B- 3337008b	1st Floor Kitchen, Clear Mastix Under Sheet Flooring	None Detected	None Detected	100.0%
B-8	B- 3337009	1st Floor Kitchen, Sheet Flooring, Tan, Square Pattern	None Detected	None Detected	100.0%
B-8	B- 3337009	1st Floor Kitchen, Clear Mastix Under Sheet Flooring	None Detected	None Detected	100.0%
B-9a	B- 3337010a	1st Floor Kitchen, Sheet Flooring, Tan, Square Pattern	None Detected	None Detected	100.0%
B-9b	B- 3337010b	1st Floor Kitchen, Clear Mastix Under Sheet Flooring	None Detected	None Detected	100.0%
B-10	B- 3337011	Sheetrock, 2nd Floor Near Window, Driveway Side	None Detected	None Detected	95.0%
B-11a	B- 3337012a	Sheetrock, 2nd Floor Bedroom, Base of Wall,	None Detected	15% Cellulose	85.0%
B-11b	B- 3337012b	2nd Floor Bedroom, Base of Wall, White Joint Compound from Sheetrock	None Detected	None Detected	100.0%
B-12	B- 3337013	Sheetrock, Downstairs, Base of Wall Near Carpet	None Detected	15% Cellulose	85.0%
B-13	B- 3337014	1st Floor Kitchen/Living Room, Textured Ceiling/Popcorn, White	None Detected	2% Cellulose Trace Synthetic	98.0%
B-14	B- 3337015	1st Floor Kitchen/Living Room, Textured Ceiling/Popcorn, White	None Detected	2% Cellulose Trace Synthetic	98.0%

Sampled by: S. Towne
Approved by: Stephen R. Broadhead
initial 

Lab: ATL\NVLAP# 101165-0\Analysis Meth: PLM-EPA600/R-93/116 and/or PLM NOB-EPA600/R-93/116w/Gravimetric Prep

ASBESTOS BULK RESULTS

Sample Date: 12/02/2013
 NTC Job #13928-2013


Client: Risbara Bros. Construction
 P.O. Box 485
 Scarborough, Maine

Location:

75 Westminster Avenue
 Portland, Maine

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Sample #	Lab #	Location / Description	% & Type of Asbestos	% & Type Fibrous Material	% Non-Fibrous Material
B-15	B- 3337016	1st Floor Kitchen/Living Room, Textured Ceiling/Popcorn, White	None Detected	2% Cellulose Trace Synthetic	98.0%
B-16	B- 3337017	1st Floor Bedroom/Laundry Area, Textured Ceiling, Swirl Pattern, White	None Detected	None Detected	100.0%
B-17	B- 3337018	1st Floor Bedroom/Laundry Area, Textured Ceiling, Swirl Pattern, White	None Detected	None Detected	100.0%
B-18	B- 3337019	1st Floor Bedroom/Laundry Area, Textured Ceiling, Swirl Pattern, White	None Detected	None Detected	100.0%
B-19	B- 3337020	Joint Compound, 2nd Floor, Top of Column	None Detected	None Detected	100.0%
B-20	B- 3337021	Joint Compound, 2nd Floor, Back Bedroom	None Detected	None Detected	100.0%
B-21	B- 3337022	Joint Compound, 2nd Floor, Front Bedroom	None Detected	None Detected	100.0%
B-22a	B- 3337023a	2nd Floor, Sheetrock Ceiling	None Detected	20% Cellulose	80.0%
B-22b	B- 3337023b	2nd Floor, White Joint Compound from Sheetrock	None Detected	None Detected	100.0%
B-23a	B- 3337024a	2nd Floor, Sheetrock Ceiling	None Detected	Trace Cellulose	100.0%
B-23b	B- 3337024b	2nd Floor, White Joint Compound from Sheetrock	None Detected	None Detected	100.0%

Sampled by: S. Towne
 Approved by: Stephen R. Broadhead
 Initial: 

Lab: IATL(NVLAP# 101165-0)Analysis Meth: PLM-EPA600/R-93/116 and/or PLM NOB-EPA600/R-93/116w/Gravimetric Prep

ASBESTOS BULK RESULTS

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 NTC Job #13928-2013


Client: Risbara Bros. Construction
 P.O. Box 485
 Scarborough, Maine

Location:

75 Westminster Avenue
 Portland, Maine

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B-24a	B- 3337025a	2nd Floor, Sheetrock Ceiling	None Detected	15% Cellulose	85.0%
B-24b	B- 3337025b	2nd Floor, White Joint Compound from Sheetrock	None Detected	None Detected	100.0%
B-25	B- 3337026	1st Floor, Window Glazing, 7/16 Bead	None Detected	None Detected	100.0%
B-26	B- 3337027	1st Floor, Window Glazing, 7/16 Bead	None Detected	None Detected	100.0%
B-27	B- 3337028	1st Floor, Window Glazing, 7/16 Bead	None Detected	None Detected	100.0%
B-28	B- 3337029	Back Dormer, Rolled Asphalt Roofing	None Detected	None Detected	32.7%
B-29	B- 3337030	Back Dormer, Rolled Asphalt Roofing	None Detected	None Detected	15.1%
B-30	B- 3337031	Back Dormer, Rolled Asphalt Roofing	None Detected	None Detected	31.3%
B-31	B- 3337032	Paper Dormer, Black Felt Roofing	None Detected	10.6% Fibrous Glass	7.0%
B-32	B- 3337033	Paper Dormer, Black Felt Roofing	None Detected	8.6% Fibrous Glass	5.7%
B-33	B- 3337034	Paper Dormer, Black Felt Roofing	None Detected	10.4% Fibrous Glass	7.0%

Sampled by: S. Towne
 Approved by: Stephen R. Broadhead
 Initial 

Lab: IATL(NVLAP# 101165-0) Analysis Meth: PLM-EPA600/R-93/16 and/or PLM NOB-EPA600/R-93/116w/Gravimetric Prep

ASBESTOS BULK RESULTS

Sample Date: 12/02/2013
 NTC Job #13928-2013

Client: Risbara Bros. Construction
P.O. Box 485
Scarborough, Maine

Location:

75 Westminster Avenue
Portland, Maine

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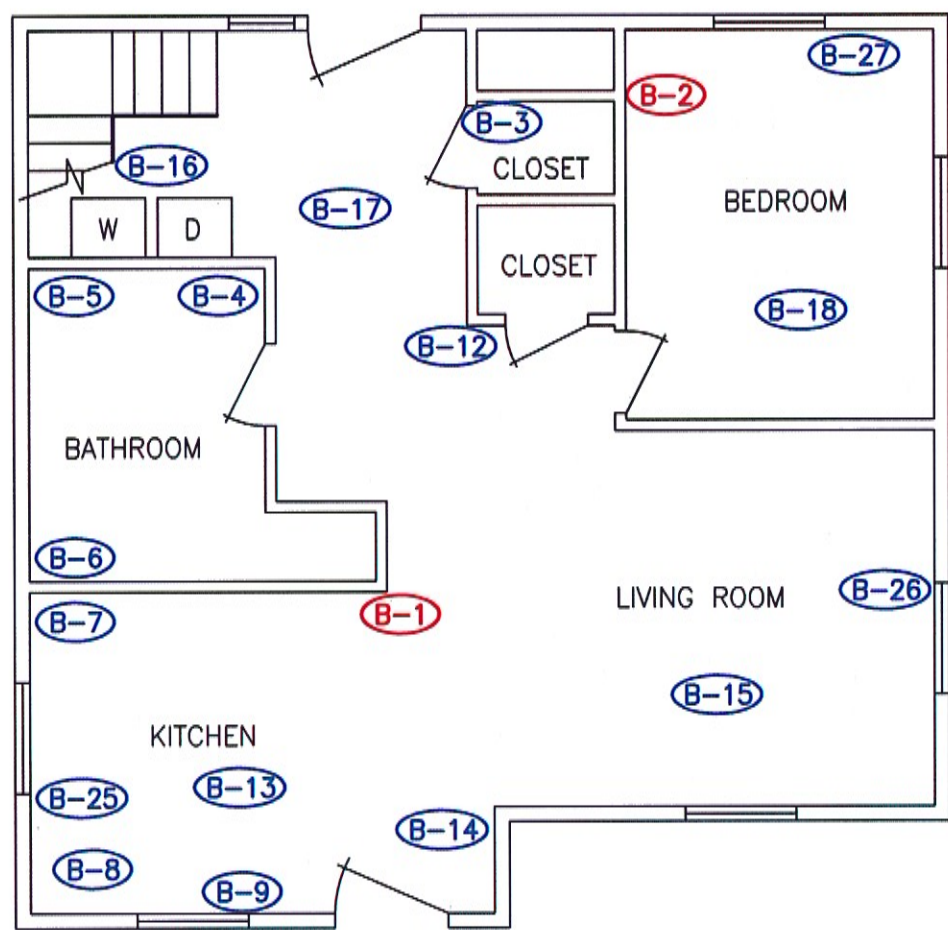
Sample #	Lab #	Location / Description	% & Type of Asbestos	% & Type Fibrous Material	% Non-Fibrous Material
B-34	B- 3337035	Asphalt Shingles, Gray w/Black Flecks	None Detected	20.9% Fibrous Glass	31.3%
B-35	B- 3337036	Asphalt Shingles, Gray w/Black Flecks	None Detected	22.6% Fibrous Glass	33.8%
B-36	B- 3337037	Asphalt Shingles, Gray w/Black Flecks	None Detected	24.8% Fibrous Glass	37.3%

Sampled by: S. Towne
 Approved by: Stephen R. Broadhead
 Initial *SRB*

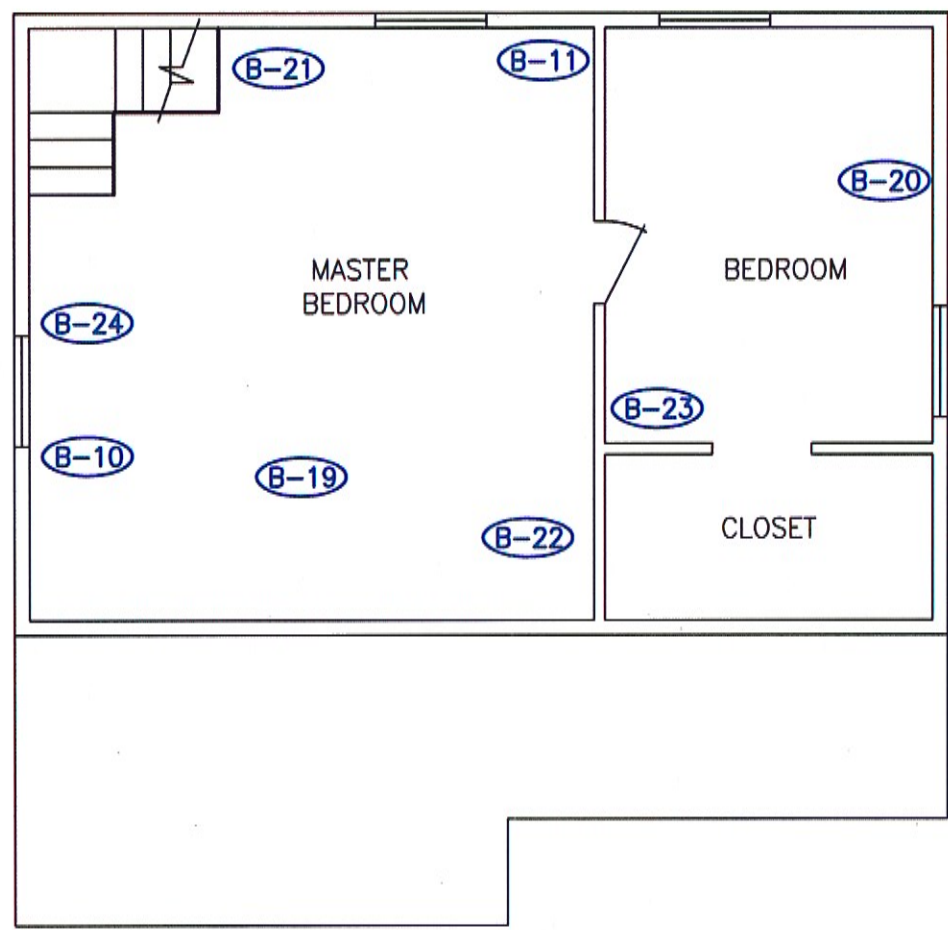
Lab: IATL\NYLAP# 101165-0\Analysis Meth:PUM-EPA600\R-931115 and/or PLM NOB-EPA600\R-931116w\Gravimetric Prep

ASBESTOS MATERIALS SURVEY

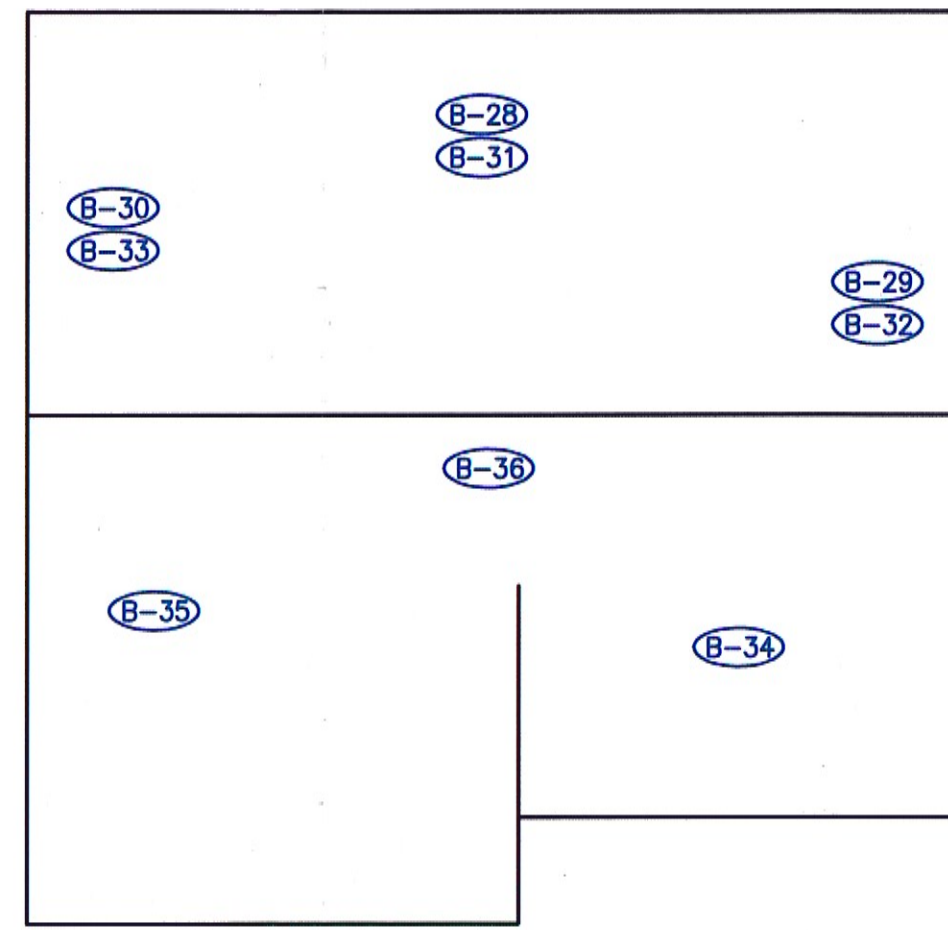
75 WESTMINSTER AVENUE; PORTLAND, MAINE



FIRST FLOOR



SECOND FLOOR



ROOF

KEY:

- B-# -BULK SAMPLES POSITIVE FOR ASBESTOS
- B-# -BULK SAMPLES NEGATIVE FOR ASBESTOS



NORTHEAST TEST CONSULTANTS
 587 SPRING STEET
 WESTBROOK, MAINE 04092
 PHONE (207) 854-3939

CLIENT:
 TITLE:
 NTS

DRAWING NUMBER: 3755
 JOB NUMBER: 13928
 DATE: 12/11/13
 DRAWN BY: M.FOX

**Asbestos Building
Demolition
Notification**

State of Maine
Department of Environmental Protection
Lead & Asbestos Hazard Prevention Program
17 State House Station, Augusta, ME 04333
TEL (207) 287-2651 FAX (207) 287-6220

**FORM
D**

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Notice

Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a MDEP-licensed Asbestos Consultant is required for all buildings regardless of construction date, except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector.

If your project involves the demolition of a single family residence or a residential building with less than 5 units, please answer the following questions to determine whether you need to have your inspection performed by a MDEP-licensed Asbestos Consultant:

Does this demolition/renovation project involve more than ONE residential building at the same site with the same owner? Yes No

Is this building currently being used, or has it **EVER** been used, as a commercial, government, daycare, office, church, charitable or other non-profit place of business? Yes No

Is this building to be demolished as part of a highway or road-widening project? Yes No

Is this building part of a building cooperative, apartment or condo building? Yes No

Is this building used for military housing? Yes No

Have other residences or non-residential buildings at this site been scheduled to be demolished now, or in the future, as part of a larger project? Yes No

Is more than ONE building to be lifted from its foundation and relocated? Yes No

Will this building be intentionally burned for the purpose of demolition or fire department training? Yes No

If you answer "no" to all the questions above, your building can be inspected by a knowledgeable non-licensed person as applicable.

Any "yes" answers to the above questions requires an inspection by a MDEP-licensed Asbestos Consultant.

Important Notice

Before you can demolish any building, including single-family residences, all asbestos materials must be removed from the building. The removal of those materials must be done by a MDEP-licensed Asbestos Abatement Contractor, except single-family homeowners may remove some asbestos under certain circumstances (Contact MDEP for more information).

With the exception of a single family home, building owners are required to submit the Asbestos Building Demolition Notification to the MDEP at least five (5) working days prior to the demolition **EVEN IF NO ASBESTOS** is present.

**Asbestos Building
Demolition
Notification**

State of Maine
Department of Environmental Protection
Lead & Asbestos Hazard Prevention Program
17 State House Station, Augusta, ME 04333
TEL (207) 287-2651 FAX (207) 287-6220

**FORM
D**


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2011

Inspection/Survey Results:

Were asbestos-containing building materials identified or presumed positive? Yes No

If Yes, is the removal of ACM subject to MDEP asbestos regulations? Yes No

If No, explain WHY NOT: Asbestos joint compound utilized as nail & seam filler only.

property address: <u>75 WESTMINSTER AVENUE</u> <u>PORTLAND, MAINE</u>	building description: <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other: <u>SINGLE FAMILY - RESIDENTIAL</u>
asbestos survey/inspection performed by: (name & address) <u>NORTHEAST TEST CONSULTANTS</u> <u>587 SPRING STREET, WESTBROOK, ME</u> telephone: <u>207-854-3939</u>  <u>12-12-2012 NTC</u>	asbestos abatement contractor <u>N/A</u> <u>N/A</u> telephone: <u>N/A</u>
property owner: (name & address) _____ telephone: _____	demolition contractor: (name & address) _____ telephone: _____
demolition start date: _____	demolition end date: _____

Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the Maine Asbestos Management Regulations by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check www.maine.gov/dep/rwm/asbestos/index.htm for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the MDEP requests that **municipalities** have applicants for municipal demolition permits complete this form and fax it to the MDEP at 207-287-6220. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

This demolition notification does not take the place of the Asbestos Project Notification if applicable

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT

Print Name: Owner/Agent _____ Title _____ Signature _____

Telephone # _____ FAX # _____ Date _____